

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



22 Brookmill Close, WR13 6HY

Guide Price **£425,000**

A Superbly Presented Three-Bedroom Semi-Detached Property That Has Been Comprehensively Refurbished Throughout, Offering Stylish, Move-In-Ready Accommodation. Featuring A Spacious Living Room, Contemporary Kitchen/Dining Area, Principal Bedroom With En-Suite Shower Room, Private Gardens And Off-Road Parking. Ideal For First-Time Buyers, Young Families And Downsizers Seeking A Low-Maintenance Home In A Popular Residential Location Of Colwall. No Chain. EPC C.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1



Regulated by

RICS

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX
Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



A beautifully refurbished three-bedroom semi-detached home, finished to an exceptional standard throughout and ready for immediate occupation.

Situated in a popular residential location, this stylish property has undergone a comprehensive programme of renovation, creating a contemporary and well-presented home. Offering spacious and light-filled accommodation, the property combines modern living with practical and versatile space, all presented in true move-in condition.

The accommodation briefly comprises a welcoming entrance hall, attractive living room, superb contemporary kitchen/dining area, three well-proportioned bedrooms, a modern family bathroom and a well-appointed en-suite shower room to the principal bedroom. Externally, the property benefits from private gardens and off-road parking.

Ideal for first-time buyers, young families and downsizers alike, this turnkey property offers low-maintenance living without compromising on space or comfort. Early viewing is highly recommended to fully appreciate the quality of accommodation and finish on offer.

Location

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.





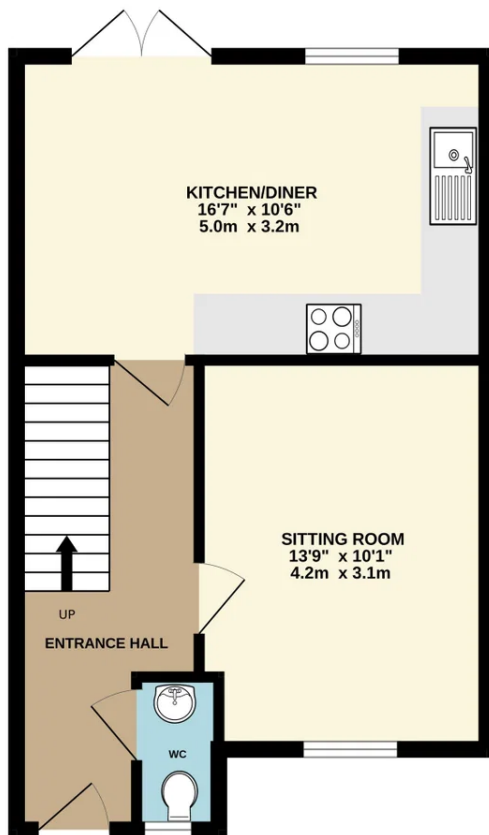
The accommodation comprises:

- **Entrance Hall**
- **WC**
- **Living Room** - 4.2m x 3.1m (13'9" x 10'2")
- **Kitchen/Diner** - 5m x 3.2m (16'4" x 10'5") With Utility cupboard, integrated appliances and patio doors to the Garden
- **Landing**
- **Bedroom 1** - 4m x 3m (13'1" x 9'10")
- **Ensuite**
- **Bedroom 2** - 3m x 2.7m (9'10" x 8'10")
- **Bedroom 3** - 3m x 2m (9'10" x 6'6")
- **Bathroom**

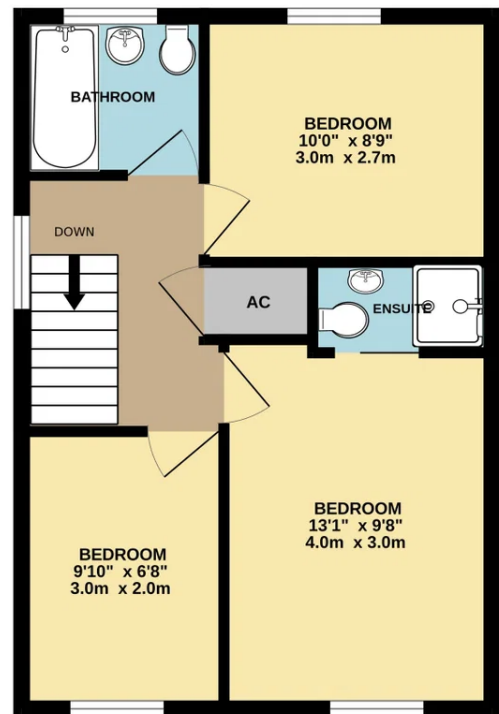
Garden - To the front of the property is a driveway providing off-road parking for two vehicles, together with pedestrian access to the side and front entrance. The rear garden enjoys a good degree of privacy and is fully enclosed, creating an ideal space for both relaxation and entertaining. The garden has been designed for ease of maintenance and comprises an attractive paved patio area, gravelled seating space and a feature curved wall which provides an appealing focal point.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



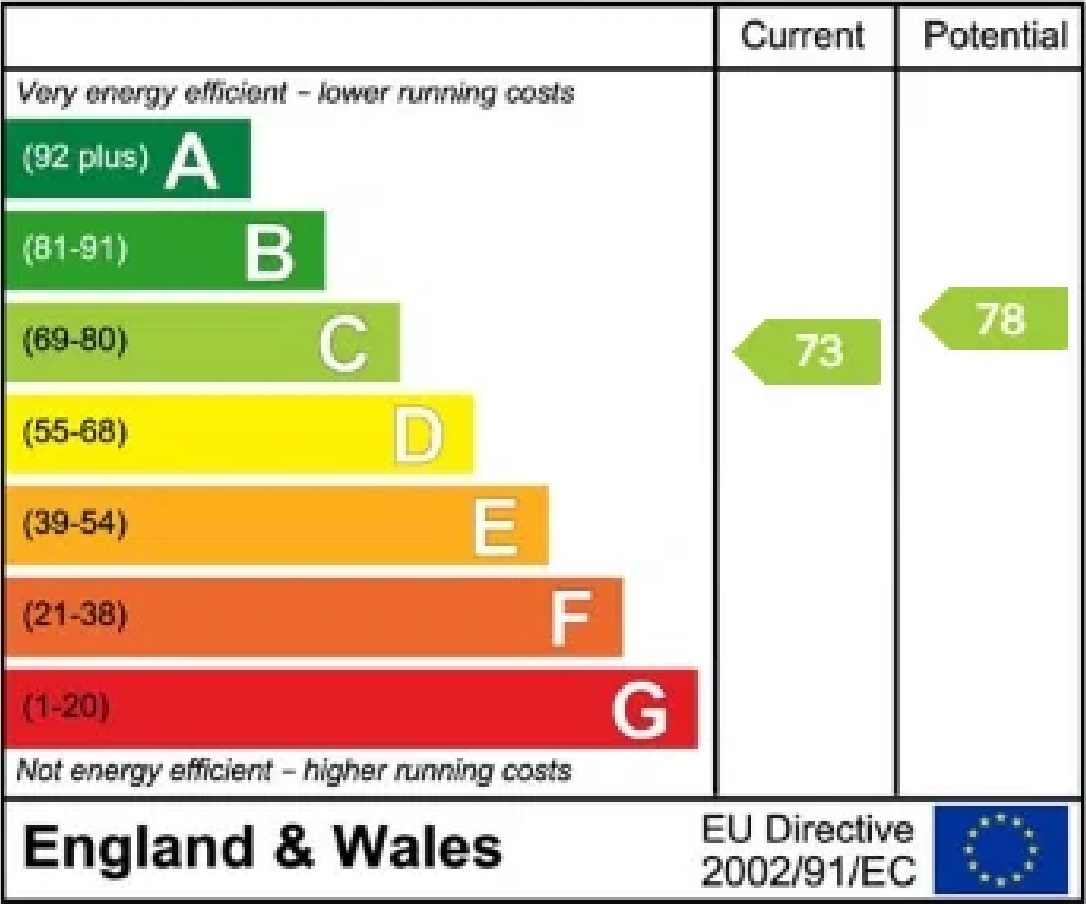
1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Directions - From the Colwall Office turn right onto Walwyn Road. Travel down the road for approximately 0.4 miles. Turn left into Brookmill Close where the property can be found on the right hand side.

Services - We have been advised that mains gas, water, drainage and electricity. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure - Freehold - We are advised (subject to legal verification) that the property is freehold.

General - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax - COUNCIL TAX BAND "C" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC - The EPC rating for this property is C (73).